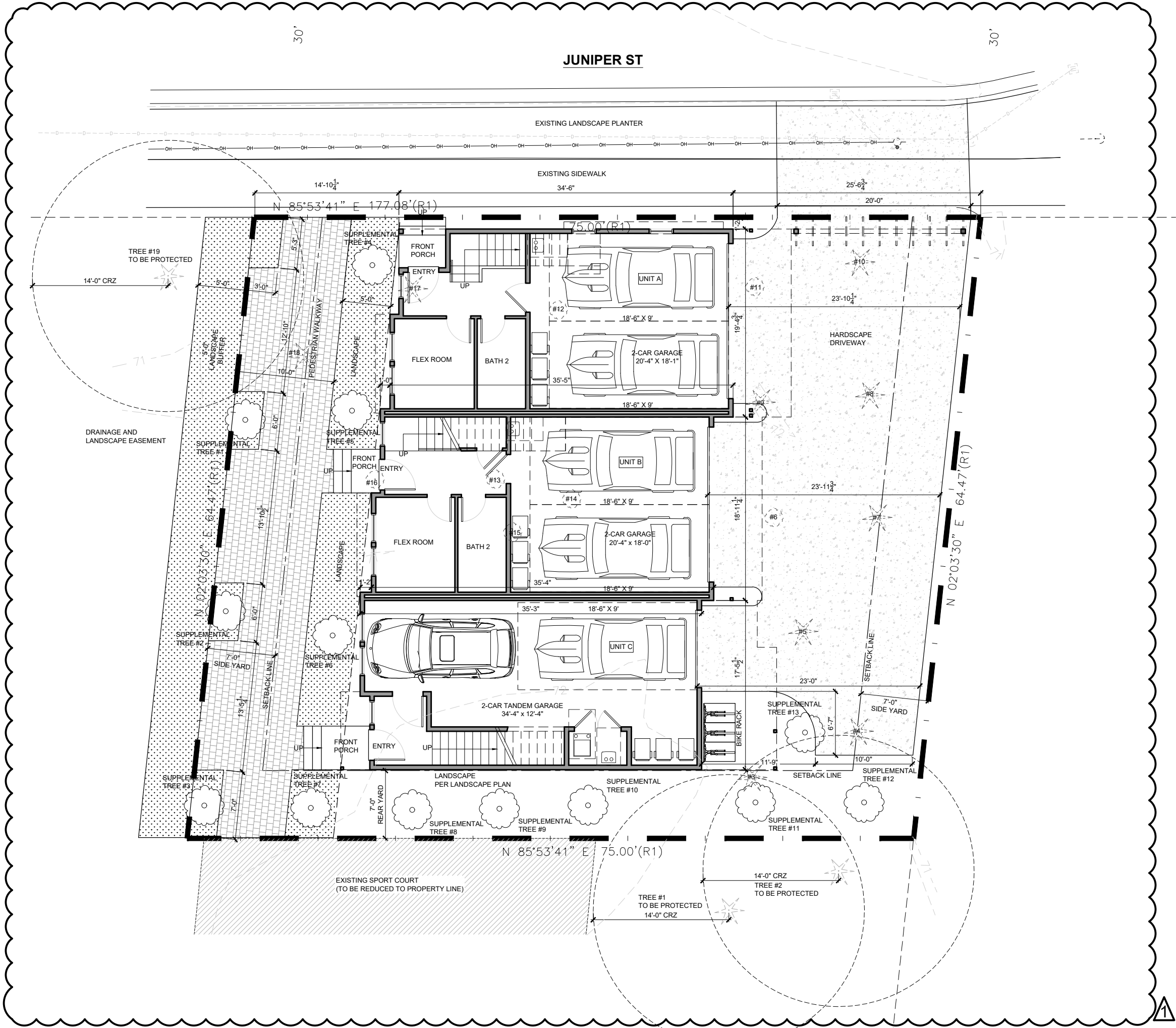


ISSAQUAH 3 TOWNHOMES



SITE PLAN  
SCALE 1" = 20'

TREE RETENTION CALCULATION			DBH	CZR
EXISTING TREE #1	Douglas Fir	TO RETAIN	20	14.0
EXISTING TREE #2	Douglas Fir	TO RETAIN	20	14.0
EXISTING TREE #3	Douglas Fir	TO BE REMOVED	12	
EXISTING TREE #4	Douglas Fir	TO BE REMOVED	18	
EXISTING TREE #5	Douglas Fir	TO BE REMOVED	14	
EXISTING TREE #6	Douglas Fir	TO BE REMOVED	8	
EXISTING TREE #7	Douglas Fir	TO BE REMOVED	12	
EXISTING TREE #8	Douglas Fir	TO BE REMOVED	20	
EXISTING TREE #9	Douglas Fir	TO BE REMOVED	12	
EXISTING TREE #10	Douglas Fir	TO BE REMOVED	12	
EXISTING TREE #11	Douglas Fir	TO BE REMOVED	14	
EXISTING TREE #12	Black Locust	TO BE REMOVED	46	
EXISTING TREE #13	Black Locust	TO BE REMOVED	22	
EXISTING TREE #14	Black Locust	TO BE REMOVED	60	
EXISTING TREE #15	Black Locust	TO BE REMOVED	26	
EXISTING TREE #16	Black Locust	TO BE REMOVED	54	
EXISTING TREE #17	Douglas Fir	TO BE REMOVED	14	
EXISTING TREE #18	Douglas Fir	TO BE REMOVED	8	
EXISTING TREE #19	Douglas Fir	TO RETAIN	20	14.0
EXISTING ON -SITE TREES			352	
SUPPLEMENTAL TREES #1-3	Western Red Cedar		3	
SUPPLEMENTAL TREES #4-10	Tall Stewartia		2	
SUPPLEMENTAL TREES #11 -12	Vine Maple		2	
PROPOSED ON -SITE NEW TREES			29	
PROPOSED OFF-SITE NEW TREES OR PAYMENT TO TREE FUND			323	

PROJECT DESCRIPTION:

BUILD 3 ATTACHED TOWNHOMES  
ACCESS OFF JUNIPER

ZONING & CODE INFORMATION

JURISDICTION: CITY OF ISSAQUAH  
ZONING: MUR/CENTRAL ISSAQUAH  
PARCEL ASSESSOR'S #: 884390-0500  
LOT SIZE: 4,807 SF (0.11 ac)

OCCUPANCY: MULTI FAMILY

SET BACKS  
PER CDDSS TABLE 4.4:  
BUILD-TO-LINE - 0' - 10'  
SIDE YARDS - 7'-0"  
REAR YARD -7'-0"  
BUILD-TO -LINE - 1'-0"  
SIDE YARDS - 7'-0"  
REAR YARD - 7'-0"

F.A.R. 1.25  
PER CDDSS TABLE 4.4:  
GROSS FLOOR AREA ALLOWED: 6,008 SF  
GROSS FLOOR AREA PROPOSED: 5,070 SF

MAX HEIGHT ALLOWED: 40' ABOVE  
PER CDDSS TABLE 4.4:  
AEG  
to the midpoint of the highest gable, or top of flat roof

PARKING :  
VEHICULAR:  
REQUIRED MIN. 1 per unit  
PROPOSED: 2 in private garage  
BICYCLE:  
REQUIRED MIN. 2 per project  
PROPOSED: 3

BUILDING FRONTAGE:  
MINIMUM REQUIRED 45'  
PER CDDSS 11.3.G - 60%  
PROPOSED: 60'

COMMUNITY SPACES:  
REQUIRED:  
INDIVIDUAL PRIVATE 48 SF per unit  
PER CDDSS 7.3.A  
PROPOSED:  
PRIVATE OPEN DECK 6X9 SF per unit

PROJECT DESCRIPTION:

THREE (3) UNIT TOWNHOME DEVELOPMENT

PROJECT TEAM:

OWNER / CONTRACTOR:  
HULTQUIST HOMES  
GREG RUMSEY  
PO BOX 1987  
ISSAQUAH WA 98027  
(425) 242-6527  
rumsey@hultquisthomes.com

ARCHITECT:  
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JENNIFER KIM, AIA  
11711 SE 8TH ST, SUITE 100  
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P: 425-453-9298  
E: jennifer@mediciarchitects.com

CIVIL ENGINEER:  
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MAHER A. JOUDI, P.E.  
620 7TH AVENUE  
KIRKLAND, WA 98033  
P: (425) 827-3063  
E: maher.joudi@drstrong.com

GEOTECHNICAL ENGINEER: EARTH SOLUTIONS NW, LLC  
KYLER KELLY  
15365 NE 90TH STREET, STE 100  
REDMOND, WA 98052  
P: 425-449-4704  
E: kylerk@esnw.com

LANDSCAPE:  
JGM LANDSCAPE ARCHITECTS  
CRAIG LEWIS  
12610 NE 104TH ST  
KIRKLAND WA 98033  
P: (425) 454-5723  
E: jgm@jgm-inc.com

SURVEYOR:  
INFORMED LAND SURVEY  
EVAN M WAHLSTROM  
PO BOX 5137  
TACOMA, WA 98415  
P: 253-627-2070  
E: admin@i-landsurvey.com

ARBORIST:  
AFM, INC  
ZSOFIA PASZTOR  
10 - 108TH ST. SE  
EVERETT, WA 98208  
P: 425-210-5541  
E: zs.pasztor2011@gmail.com

BUILDING CLASSIFICATION

A. OCCUPANCY CLASSIFICATION: MULTI FAMILY  
RESIDENCE  
B. AUTOMATIC SPRINKLERS PROVIDED X YES NO  
SPRINKLER SYSTEM TO BE A FLOW THRU SYSTEM  
SEPARATE FIRE PERMITS REQUIRED FOR EACH  
NFPA 13D SYSTEM INSTALLED IN EACH UNIT

CODE INFORMATION

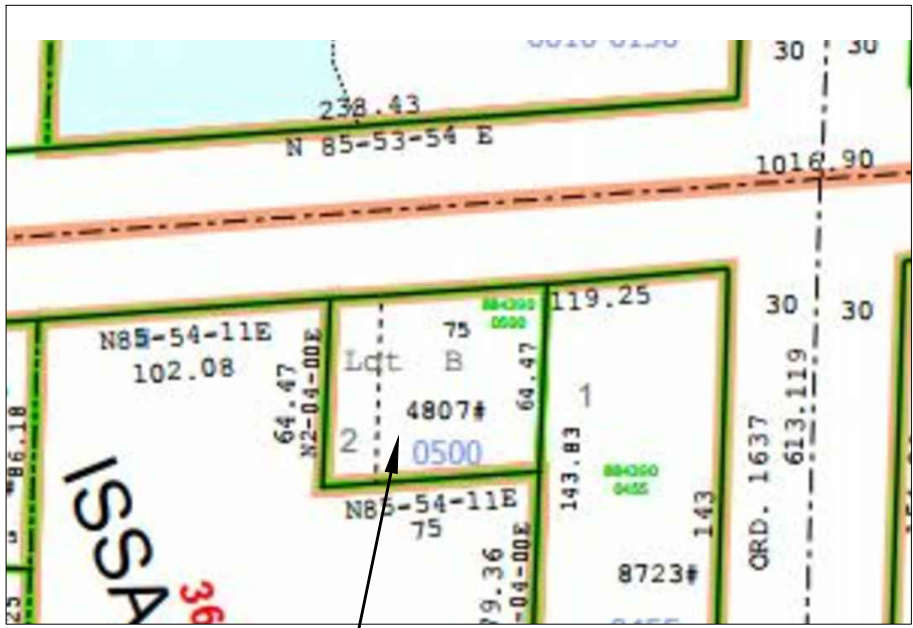
ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION  
SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND  
THE FOLLOWING APPLICABLE CODES USED IN THIS DESIGN  
FOR CITY OF ISSAQUAH

2018 INTERNATIONAL RESIDENTIAL CODE  
2018 INTERNATIONAL FIRE CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL FUEL GAS CODE  
2018 UNIFORM PLUMBING CODE  
2018 WASHINGTON STATE ENERGY CODE

- CENTRAL ISSAQUAH DESIGN AND DEVELOPMENT STANDARDS  
(CDDSS)  
- ISSAQUAH MUNICIPAL CODE



PROJECT LOCATION  
VICINITY MAP  
NTS



PROJECT LOCATION  
QT. SECT. MAP  
NTS

ARCHITECTURAL SHEET INDEX

A0.0 COVER SHEET/SITE PLAN  
A0.1 VICINITY MAP  
A1.0 FIRST FLOOR  
A1.1 SECOND FLOOR  
A1.2 THIRD FLOOR  
A1.3 ROOF TOP DECK  
A2.0 ELEVATIONS  
A3.0 PERSPECTIVES

CIVIL SHEET INDEX

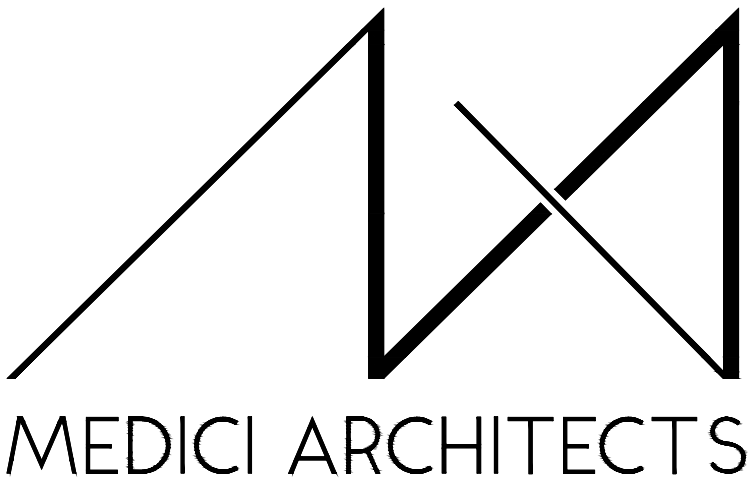
C1 CONCEPTUAL STORMWATER,  
SEWER AND WATER PLAN  
SP1 PRELIMINARY SHORT PLAT NOTES  
SP2 PRELIMINARY SHORT PLAT

LANDSCAPE SHEET INDEX

L1.0 PLANTING PLAN  
L2.0 LIGHTING PLAN  
L3.0 DETAILS

SURVEY

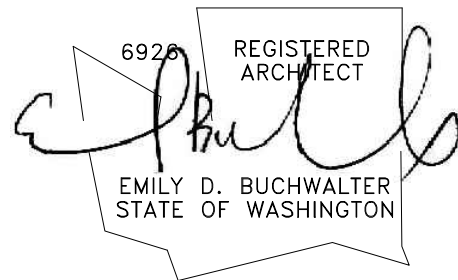
TOPOGRAPHIC SURVEY INCLUDED



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REGISTRATION:



INTAKE:	DATE:
SP20-00002	3/18/20
REVISIONS:	DATE:
1. MARKED UP PLANS	9/28/20
2.	
3.	
4.	
5.	

PROJECT / CLIENT:

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(907) 242-6527  
rumsey@hultquisthomes.com  
JOB ADDRESS:  
ISSAQUAH, WA 98027  
PARCEL # 884390-0500

DRAWING NAME:

COVER SHEET  
SITE PLAN

ISSUE: DATE:

Drawn By: JK, SJ  
Checked By: JK  
Owner Approval:

PHASE:

SITE PLANNING

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DATE: 10-19-2021

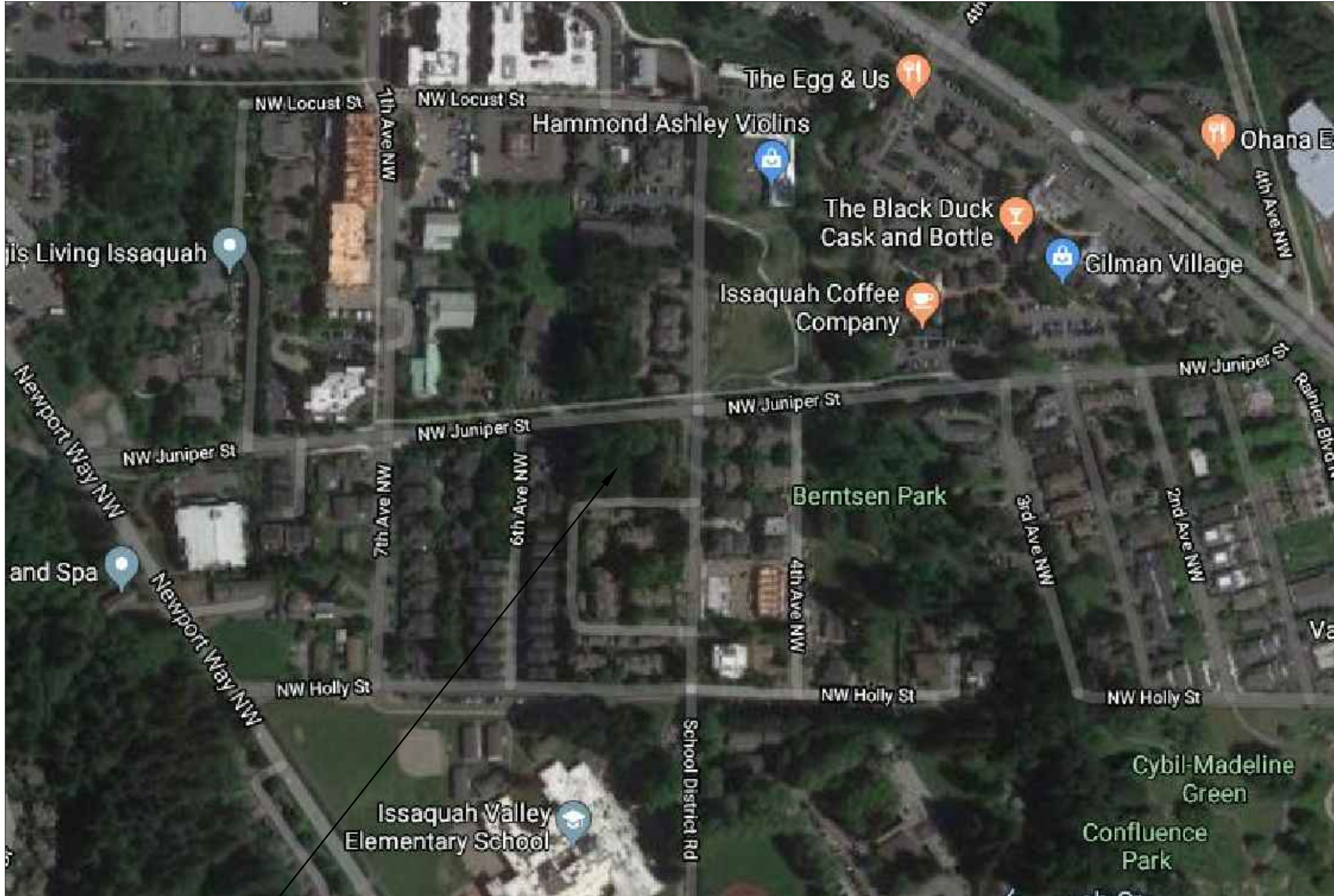
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EXISTING STREET VIEW

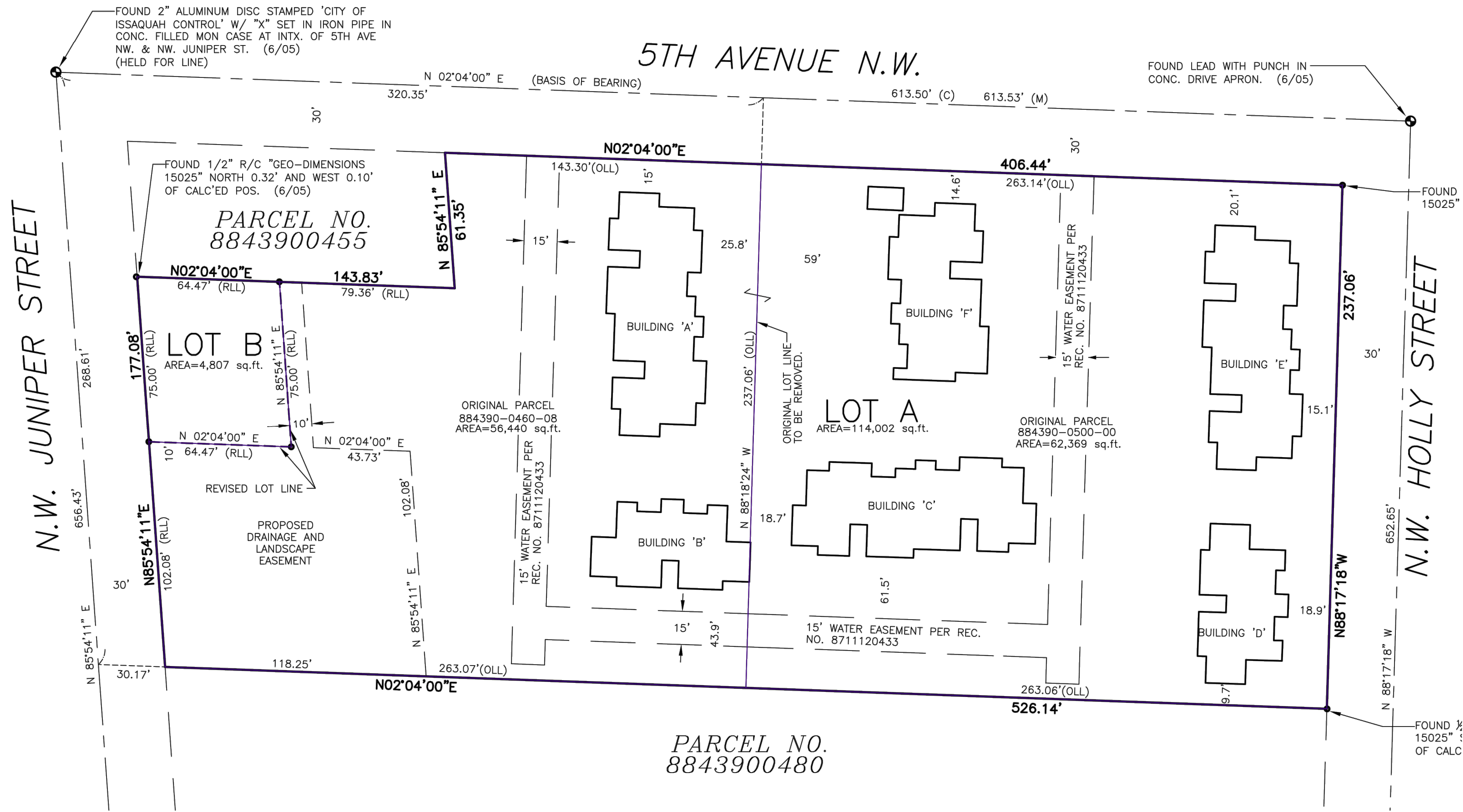
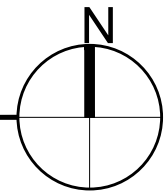
NTS



PROJECT LOCATION

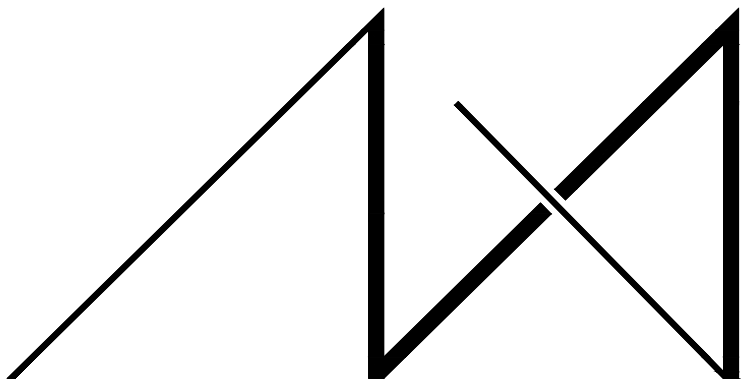
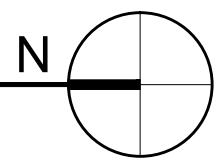
VICINITY MAP

NTS



ISSAQUAH VILLAGE BLA SURVEY

NTS

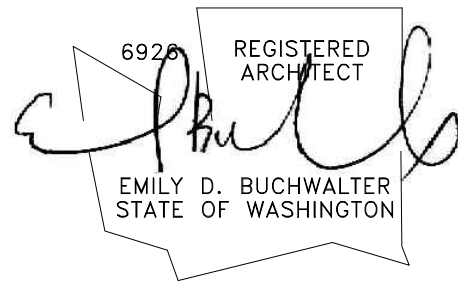


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PROJECT / CLIENT:

**ISSAQUAH 3**  
**BDR HOLDINGS LLC**  
**11100 MAIN STREET, SUITE**  
**201 BELLEVUE WA 98004**  
**(425) 889-5400**  
**jeremy@bdrhomesllc.com**  
JOB ADDRESS:

**755 5TH AVE NW**  
**ISSAQUAH, WA 98027**  
**PARCEL # 884390-0500**

DRAWING NAME:

VICINITY MAP

ISSUE:	DATE:
Drawn By: JK, SJ	
Checked By: EB	
Owner Approval:	

PHASE:

SITE PLANNING

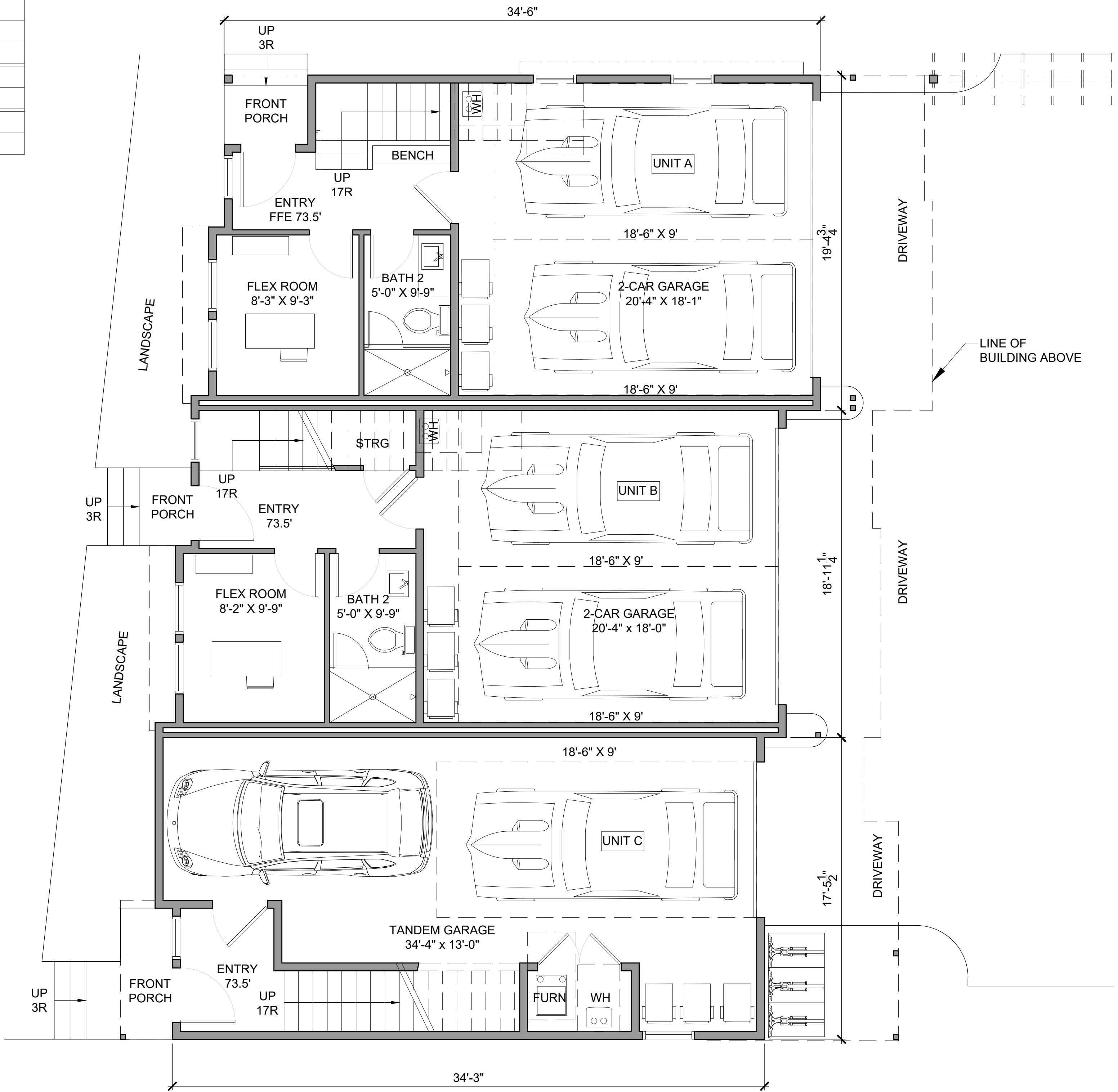
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DATE: **01-31-2020**

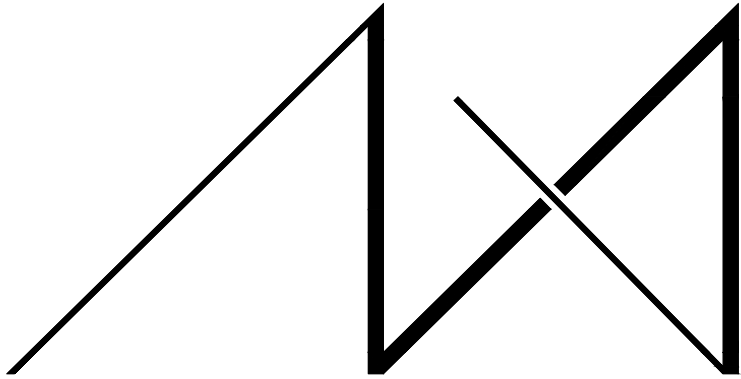
SCALE: 1:1



FLOOR AREA	A	B	C	TOTAL
First	218	236	111	565
Second	694	663	677	2034
Third	711	719	688	2118
FAR	1623	1618	1476	4717
Garage	379	379	465	1223
TOTAL GROSS	2002	1997	1941	5940
roof top deck	385	380	355	1120



FIRST FLOOR  
SCALE 1/4" = 1'-0"

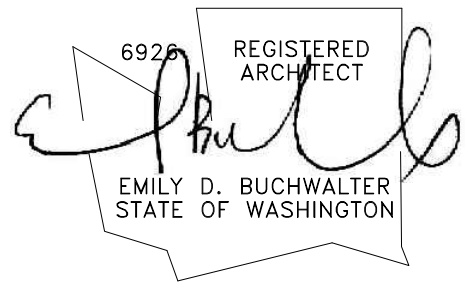


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PARCEL # 884390-0500

DRAWING NAME:

FLOOR PLANS

ISSUE: DATE:

Drawn By: JK, SJ  
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Owner Approval:

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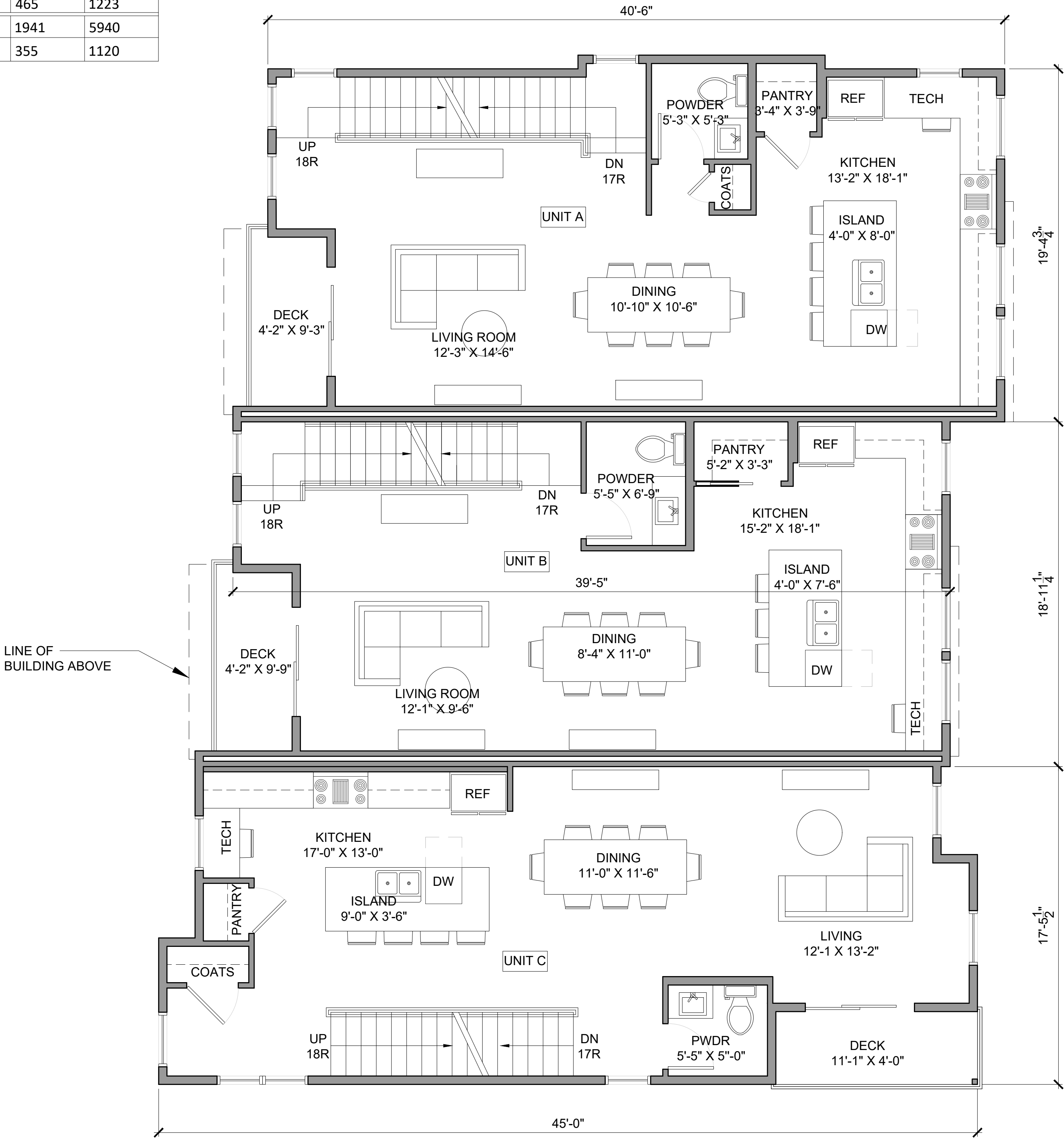
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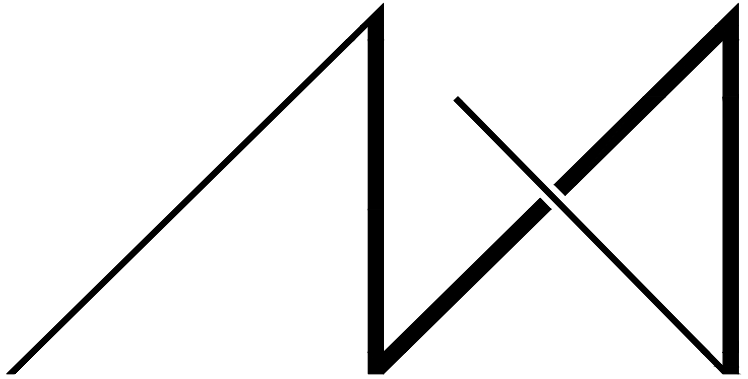
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DATE: 01-31-2020

SCALE: 1:1

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First	218	236	111	565
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FAR	1623	1618	1476	4717
Garage	379	379	465	1223
TOTAL GROSS	2002	1997	1941	5940
roof top deck	385	380	355	1120



SECOND FLOOR  
SCALE 1/4" = 1'-0"

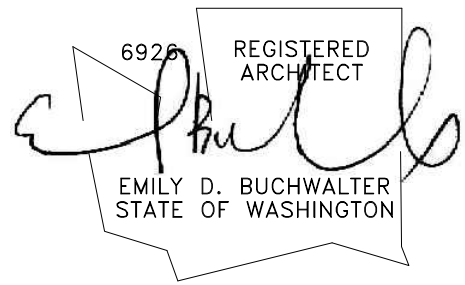


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FLOOR PLANS

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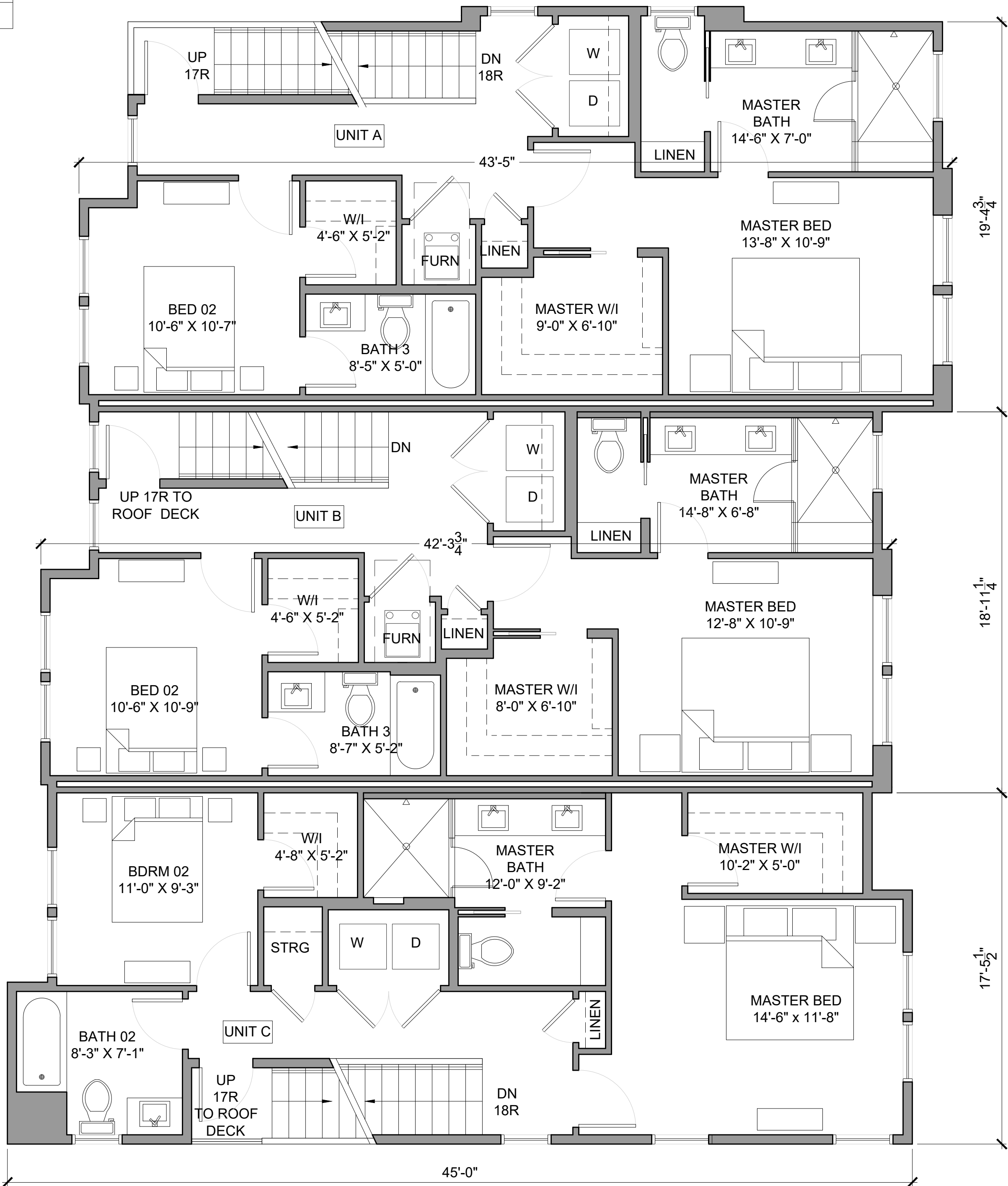
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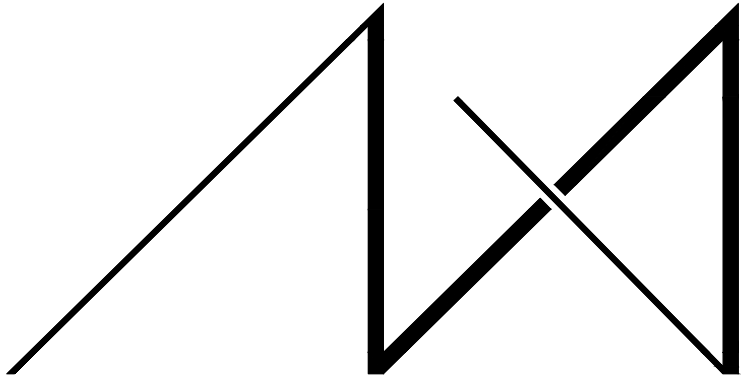
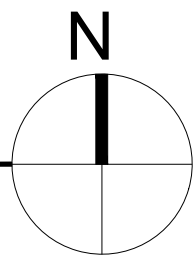
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THIRD FLOOR  
SCALE 1/4" = 1'-0"

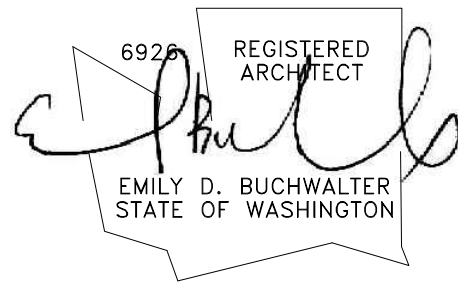


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ISSAQUAH, WA 98027  
PARCEL # 884390-0500

DRAWING NAME:

FLOOR PLANS

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SITE PLANNING

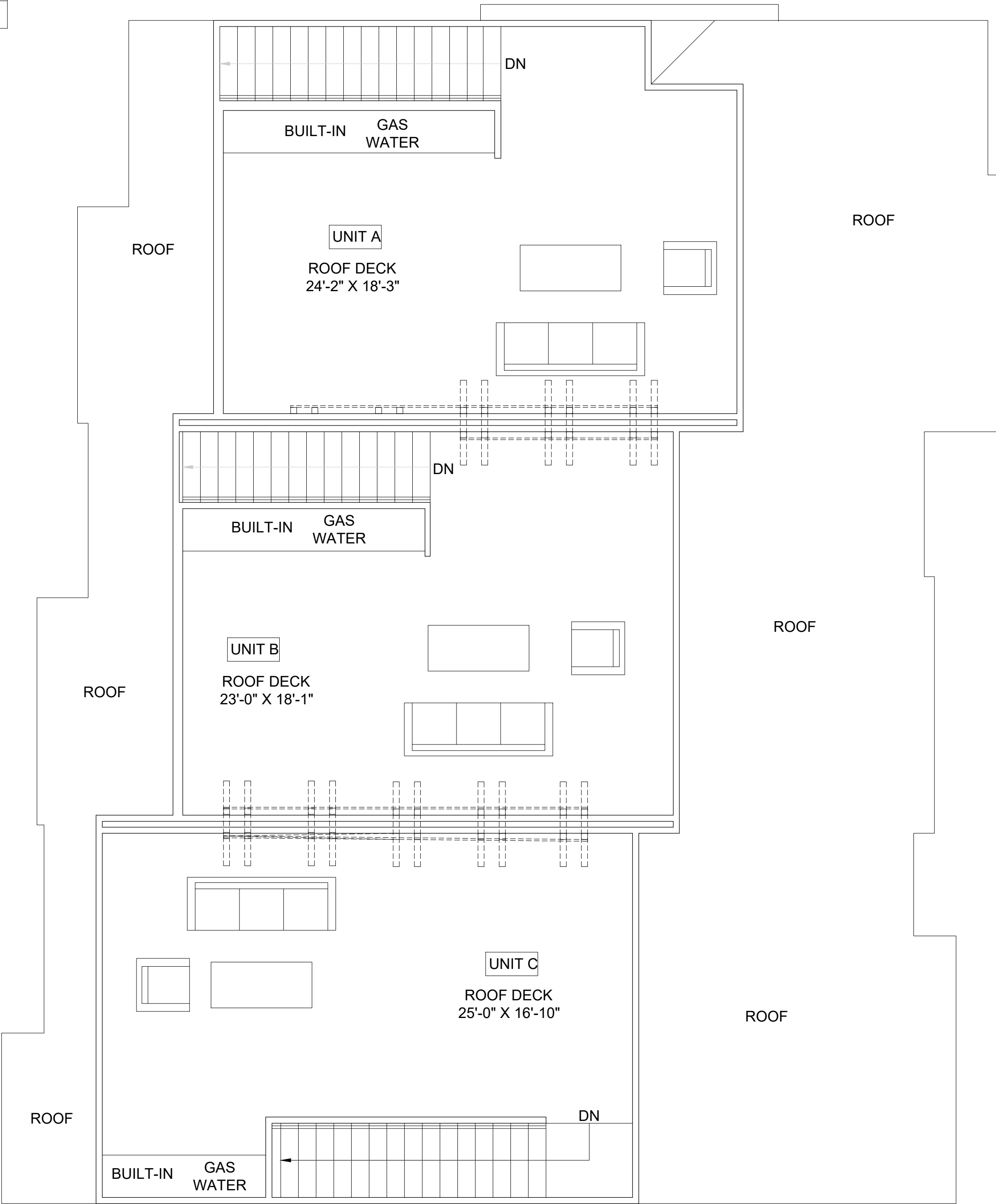
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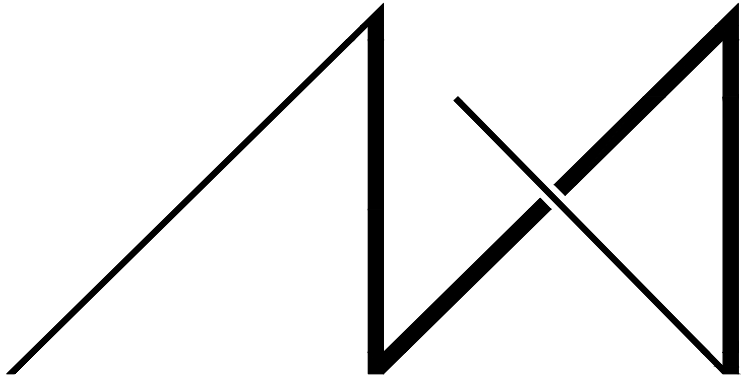
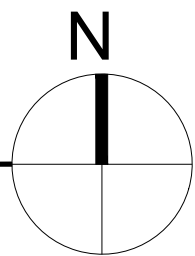


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roof top deck	385	380	355	1120



ROOF TOP DECK

SCALE 1/4" = 1'-0"

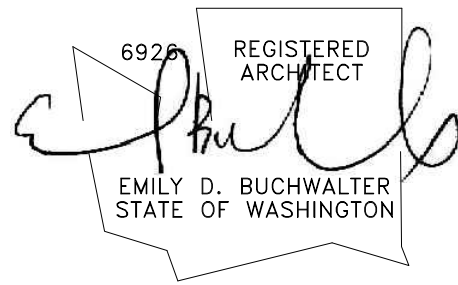


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**PARCEL # 884390-0500**

DRAWING NAME:

FLOOR PLANS

ISSUE:	DATE:
Drawn By: JK, SJ	
Checked By: EB	
Owner Approval:	

PHASE:

SITE PLANNING

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PROJECT No.: **2020 016**  
DATE: **01-31-2020**

SCALE: 1:1





NORTH ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"



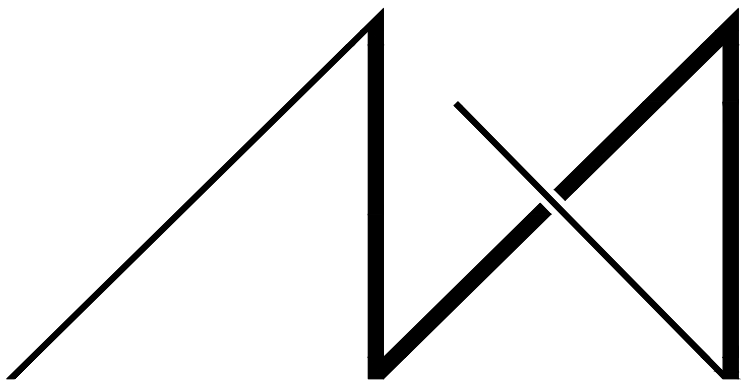
EAST ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

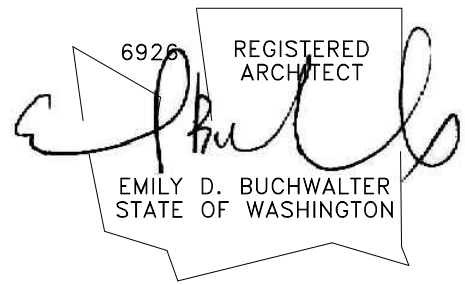


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JOB ADDRESS:

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ISSAQUAH, WA 98027  
PARCEL # 884390-0500

DRAWING NAME:

ELEVATIONS

ISSUE: DATE:

Drawn By: JK, SJ  
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Owner Approval:

PHASE:

SITE PLANNING

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PROJECT No.: 2020 016

DATE: 01-31-2020

SCALE: 1:1





NW VIEW - JUNIPER STREET AND WALKWAY



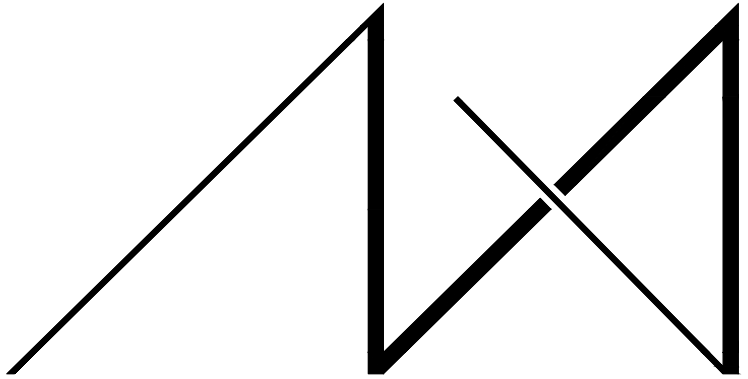
NW VIEW - WALKWAY



SE VIEW - DRIVEWAY



NE VIEW - SHARED DRIVEWAY AND JUNIPER STREET

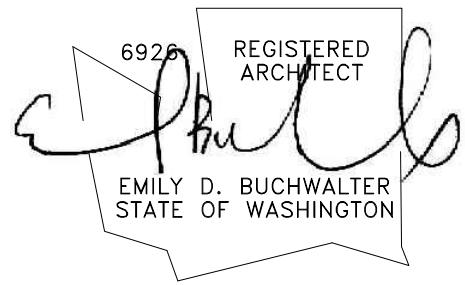


## MEDICI ARCHITECTS

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JOB ADDRESS:

**755 5TH AVE NW**  
**ISSAQUAH, WA 98027**  
**PARCEL # 884390-0500**

DRAWING NAME:

### PERSPECTIVES

ISSUE: DATE:

Drawn By: JK, SJ  
Checked By: EB  
Owner Approval:

PHASE:

### SITE PLANNING

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PROJECT No.: **2020 016**  
DATE: **01-31-2020**

SCALE: 1:1



PROJECT DESCRIPTION:  
ADDRESS OF THE PROPERTY:..... NW JUNIPER ST & 5TH AVE NW, ISSAQUAH, WA  
PARCEL NUMBER:..... 8843900500  
EXISTING ZONING:..... MUR/CENTRAL ISSAQUAH  
PROPOSED DWELLING UNITS:..... 3  
ACREAGE:..... 0.11 ACRES (4,807 S.F.) GROSS  
R.O.W. DEDICATION:..... 0  
CRITICAL AREAS:..... 0  
NET SITE AREA:..... 0.11 ACRES (4,807 S.F.)  
PROPOSED USE:..... MUR  
TOTAL PROPOSED IMPERVIOUS:..... 0.091 ACRES (3,971 S.F.)  
SURROUNDING LAND USE:..... MULTI-FAMILY RESIDENTIAL  
SEWER DISTRICT:..... CITY OF ISSAQUAH  
WATER DISTRICT:..... CITY OF ISSAQUAH  
SCHOOL DISTRICT:..... ISSAQUAH #411  
TELEPHONE SERVICE:..... COMCAST  
POWER SOURCE:..... PUGET SOUND ENERGY

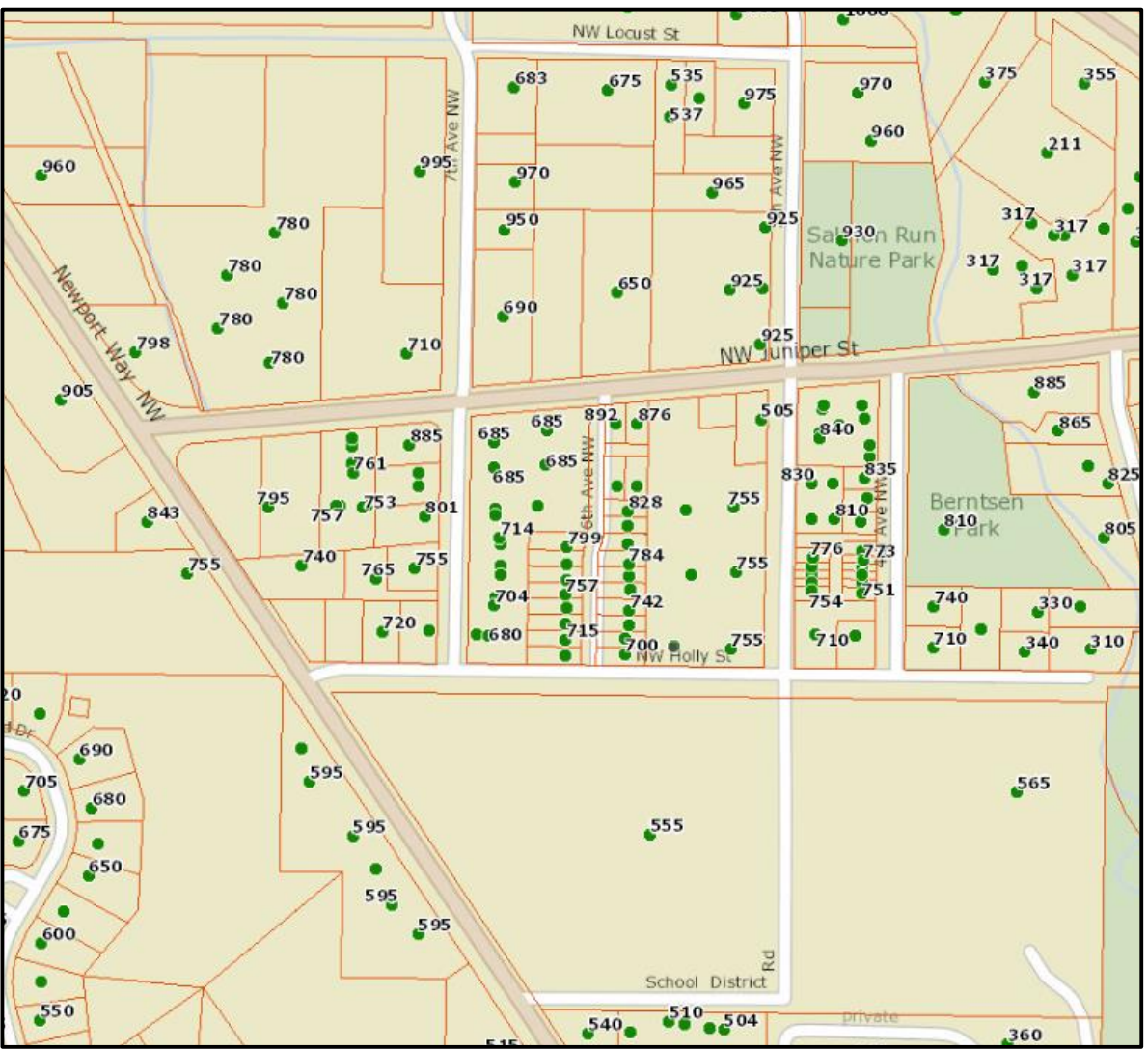
PROJECT CONTACTS:  
APPLICANT / OWNER:..... BDR ISSAQUAH 3 LLC  
..... 11100 MAIN STREET, SUITE 201  
..... BELLEVUE, WASHINGTON 98004  
..... (425) 889-5400  
CONTACT: JEREMY SMITH  
..... JEREMY@BDRHOMESLLC.COM  
CIVIL ENGINEER:..... D.R. STRONG CONSULTING ENGINEERS, INC.  
..... 620 7TH AVENUE  
..... KIRKLAND, WASHINGTON 98033  
..... (425) 827-3063  
CONTACT: MAHER A. JOUDI, P.E.  
..... MAHER.JOUDI@DRSTRONG.COM

FIRE SPRINKLER NOTE:  
FIRE SPRINKLERS REQUIRED FOR EACH DWELLING UNIT. 1" METER TO BE PROVIDED FOR FIRE FLOW.

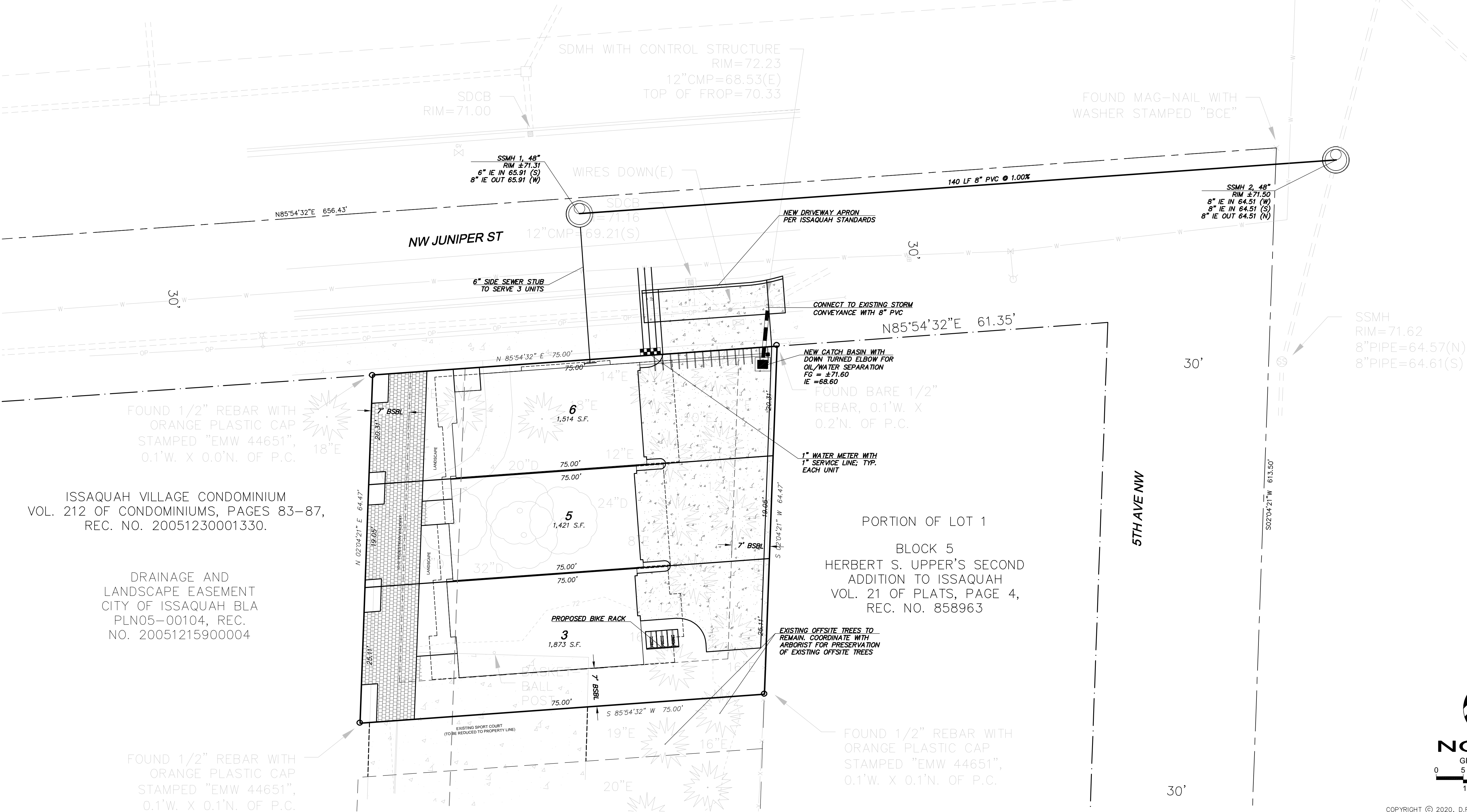
EXISTING IMPROVEMENTS NOTE:  
EXISTING TREES AND IMPROVEMENTS ON SITE TO BE REMOVED.

EXISTING UTILITIES NOTE:  
EXISTING UTILITIES TO BE POTHOLED PRIOR TO CONSTRUCTION.

NE 1/4 SECTION 28, TOWNSHIP 24 N, RANGE 6 E, W.M.  
**ISSAQUAH 3**



SSMH  
RIM=71.27  
8"PIPE=64.32(N)  
8"PIPE=64.45(S)  
8"PIPE=64.53(SE)

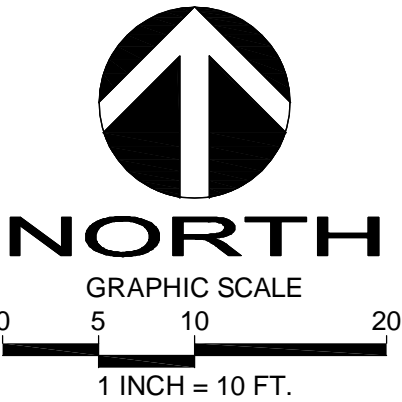


ISSAQUAH VILLAGE CONDOMINIUM  
VOL. 212 OF CONDOMINIUMS, PAGES 83-87,  
REC. NO. 20051230001330.

DRAINAGE AND  
LANDSCAPE EASEMENT  
CITY OF ISSAQUAH BLA  
PLN05-00104, REC.  
NO. 20051215900004

FOUND 1/2" REBAR WITH  
ORANGE PLASTIC CAP  
STAMPED "EMW 44651",  
0.1'W. X 0.1'N. OF P.C.

FOUND 1/2" REBAR WITH  
ORANGE PLASTIC CAP  
STAMPED "EMW 44651",  
0.1'W. X 0.1'N. OF P.C.



**DRS**  
**D.R. STRONG**  
**CONSULTING ENGINEERS**  
ENGINEERS PLANNERS SURVEYORS  
620 - 7th AVENUE KIRKLAND, WA 98033  
O 425.827.3063 F 425.827.2423

**ISSAQUAH 3**  
**ADMINISTRATIVE SDP**  
CONCEPTUAL STORMWATER, SEWER  
AND WATER PLAN  
NW JUNIPER & 5TH AVE NW  
ISSAQUAH, WA  
PARCEL NUMBER 8843900500

**BDR HOLDINGS, LLC**  
11100 MAIN STREET, SUITE 201  
BELLEVUE, WA 98004  
(425) 889-5400

10/04/21

APR  
JSK

REVISION  
06.04.2021  
CITY COMMENTS

DRAFTED BY: JSK  
DESIGNED BY: JSK  
PROJECT ENGINEER: JSK  
DATE: 10.04.2021  
PROJECT NO.: 20010

DRAWING: **C1**  
SHEET: **1** OF **1**









SHORT PLAT  
NO: \_\_\_\_\_

# ISSAQUAH 3 PRELIMINARY SHORT PLAT

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER  
SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.,  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

RECORDING NO.

VOL./PG.

PORTION OF

SOUTHWEST QUARTER OF NORTHEAST QUARTER  
SEC. 28, T.24N., R.6 E., W.M.

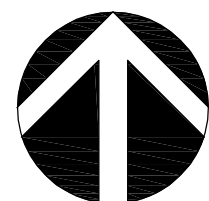
## LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND CORNER MONUMENT AS NOTED
- FOUND PK NAIL AND WASHER AS NOTED
- FOUND LEAD AND TACK
- 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS 50708" TO BE SET

- ROAD SIGNAGE
- MAIL BOX
- POWER METER
- POWER POLE
- POWER VAULT, SIZE VARIES
- JUNCTION BOX, SIZE VARIES
- LIGHT POLE NO ARM
- LIGHT POLE WITH ARM
- GUY WIRE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- GAS VALVE
- GAS METER
- VERTICAL BOARD FENCE

- DECIDUOUS TREE
- EVERGREEN TREE

- SANITARY SEWER LINE
- STORM LINE
- OP OVERHEAD POWER
- P UNDERGROUND POWER
- W UNDERGROUND WATER
- G UNDERGROUND GAS
- T UNDERGROUND TELEPHONE
- C UNDERGROUND CABLE
- EDGE OF PAVEMENT
- FENCE
- GRAVEL
- CONCRETE



**NORTH**

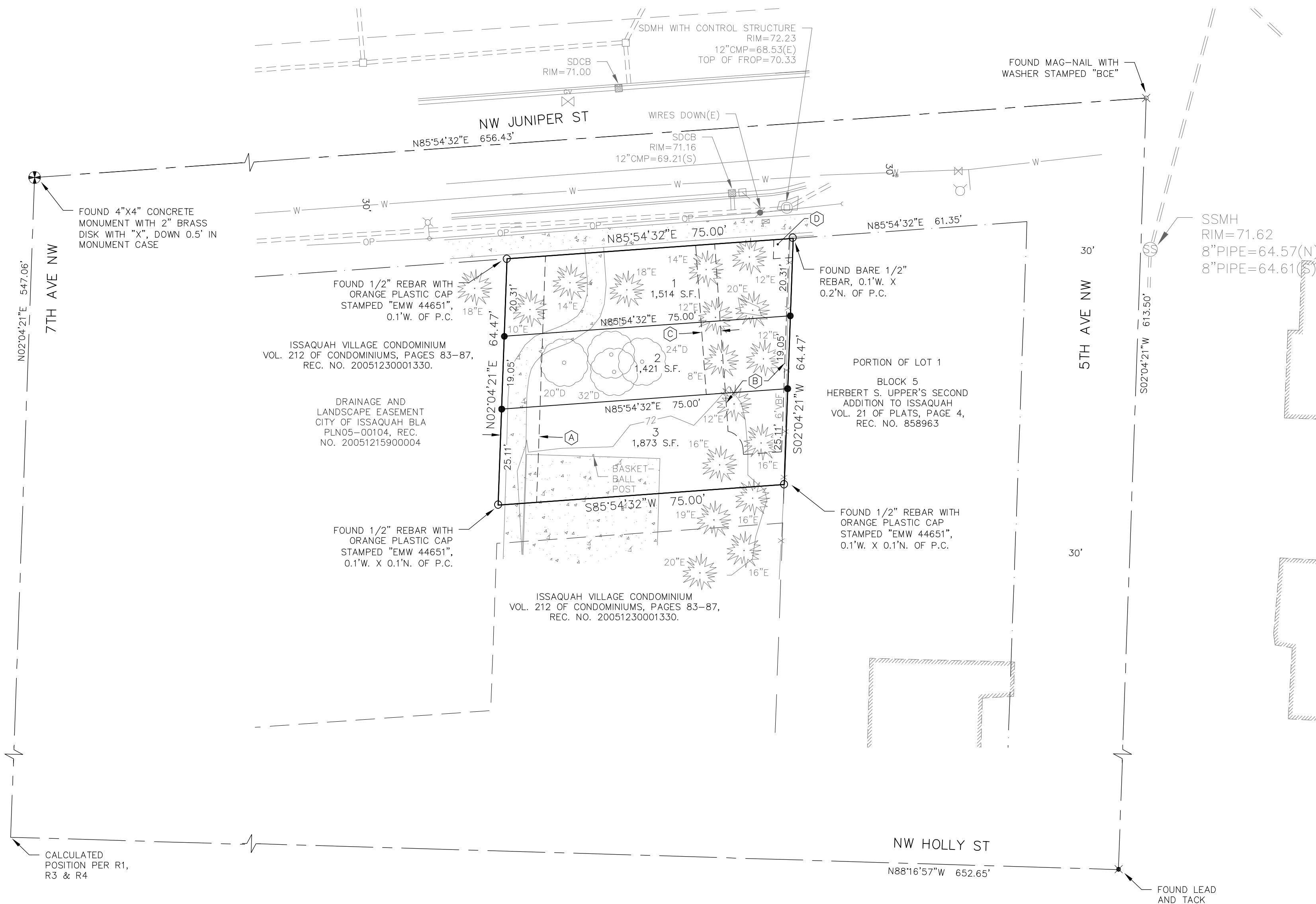
GRAPHIC SCALE  
0 10' 20' 40'  
1 INCH = 20 FT.

## BASIS OF BEARINGS:

NAD 83/2011 EPOCH 2010  
N10°14'32"W BETWEEN THE MONUMENT FOUND AT THE  
INTERSECTION OF NW JUNIPER WAY AND 7TH AVENUE  
NW AND THE MONUMENT FOUND AT THE INTERSECTION  
OF NW JUNIPER WAY AND 5TH AVENUE NW AS  
DETERMINED BY GPS OBSERVATION

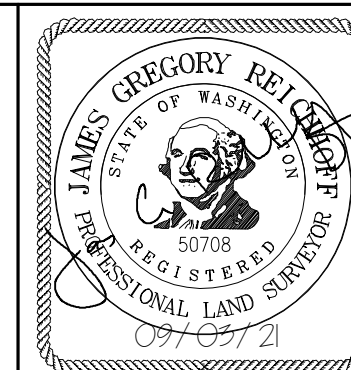
## EASEMENT LEGEND:

- (A) 10' PRIVATE PEDESTRIAN WALKWAY EASEMENT;  
SEE EASEMENT PROVISION 1, SHEET 1.
- (B) PRIVATE INGRESS/EGRESS EASEMENT;  
SEE EASEMENT PROVISION 2, SHEET 1.
- (C) 5' PRIVATE WATER EASEMENT;  
SEE EASEMENT PROVISION 3, SHEET 1.
- (D) PUBLIC STORM DRAINAGE EASEMENT;  
SEE EASEMENT PROVISION 4, SHEET 1.



**D.R. STRONG**  
**CONSULTING ENGINEERS**

**ENGINEERS PLANNERS SURVEYORS**  
620 - 7th AVENUE KIRKLAND, WA 98033  
O 425.827.3063 F 425.827.2423



CITY OF ISSAQUAH  
SHORT PLAT NO. \_\_\_\_\_  
PORTION OF SOUTHWEST QUARTER OF NORTHEAST QUARTER  
SEC. 28, T.24N., R.6 E., W.M.

DWN. BY:

JGR

DATE:

09/03/21

JOB NO.

20010

CHKD. BY:

JGR

SCALE:

SCALE:

SHEET:

1 OF 2





SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE AT PLANTING	QTY.	NATIVE	MATURE HT./SPD.	85% SPD.
<b>TREES</b>						
	INDICATES EXISTING TREE TO BE REMOVED					
	INDICATES EXISTING SIGNIFICANT TREE AND CRITICAL ROOT ZONE SAVE AND PROTECT.					
	STEWARTIA MONADELPHA / TALL STEWARTIA	2" CALIPER, TREE FORM, BRANCHED AT 3' HT.	7	NO	25' / 15'	10'
	THUJA PLICATA "GREEN GIANT" / HYBRID CULTIVAR WESTERN RED CEDAR	7' HT. 2" CALIPER	3	YES	30' / 15'	13'
	ACER GRONATUM / VINE MAPLE	6" HT., MULTI-STEM, 30 1" CALIPER	3	YES	20' / 15'	13'
<b>SHRUBS</b>						
	RIEBES SANGUINUM / RED FLOWERING CURRENT	24" HT., 5-GAL POT	8	YES	4' / 4'	3'-6"
	RHODODENDRON OCCIDENTALE / WESTERN AZALEA	18" HT., 3-GAL POT	15	YES	6' / 4'	3'-6"
	MAHONIA NERVOZA / LONG-LEAF MAHONIA	12" HT., 2-GAL POT	22	YES	2' / 3'	2'-6"
	POLYSTICHUM NUNTUM / SWORD FERN	12" HT., 2-GAL POT	12	YES	3' / 3'	2'-6"
	LAVANDULA ANGUSTIFOLIA "HIDCOTE" / LAVENDER	12" HT., 2-GAL POT	25	NO	2' / 2'	2'
	BLECHNUM SPICANT / DEER FERN	18" HT., 2-GAL POT	22	YES	3' / 3'	3'
	CORNUS STOLONIFERA "KELSEY" / DWARF RED-TWIG	12" HT., 2-GAL POT	18	YES	1.5' / 2'	2'
	CLEMATIS MONTANA / ANEMONE CLEMATIS	3" HT., STAKED 1-GAL POT	2	NO	15'	13'
<b>GROUND COVERS</b>					<b>SPACING</b>	
	LIRIOPE SPICATA / CREEPING LILY TURF	4-INCH POT		NO	1'-0" O.C.	
	EPIMEDIUM X RUBRUM / HYBRID EPIMEDIUM	4-INCH POT		NO	1'-0" O.C.	
	RUBUS CALYOCNOIDES / EVERGREEN BRAMBLE	4-INCH POT		NO	1'-0" O.C.	
	GAULTHERIA PROCUMBENS / EVERGREEN	4-INCH POT		NO	1'-0" O.C.	
	FRAGARIA CHILOENSIS / SAND STRAWBERRY	4-INCH POT		YES	1'-0" O.C.	

Drawn by: CL  
Checked by: CL



# L1.0

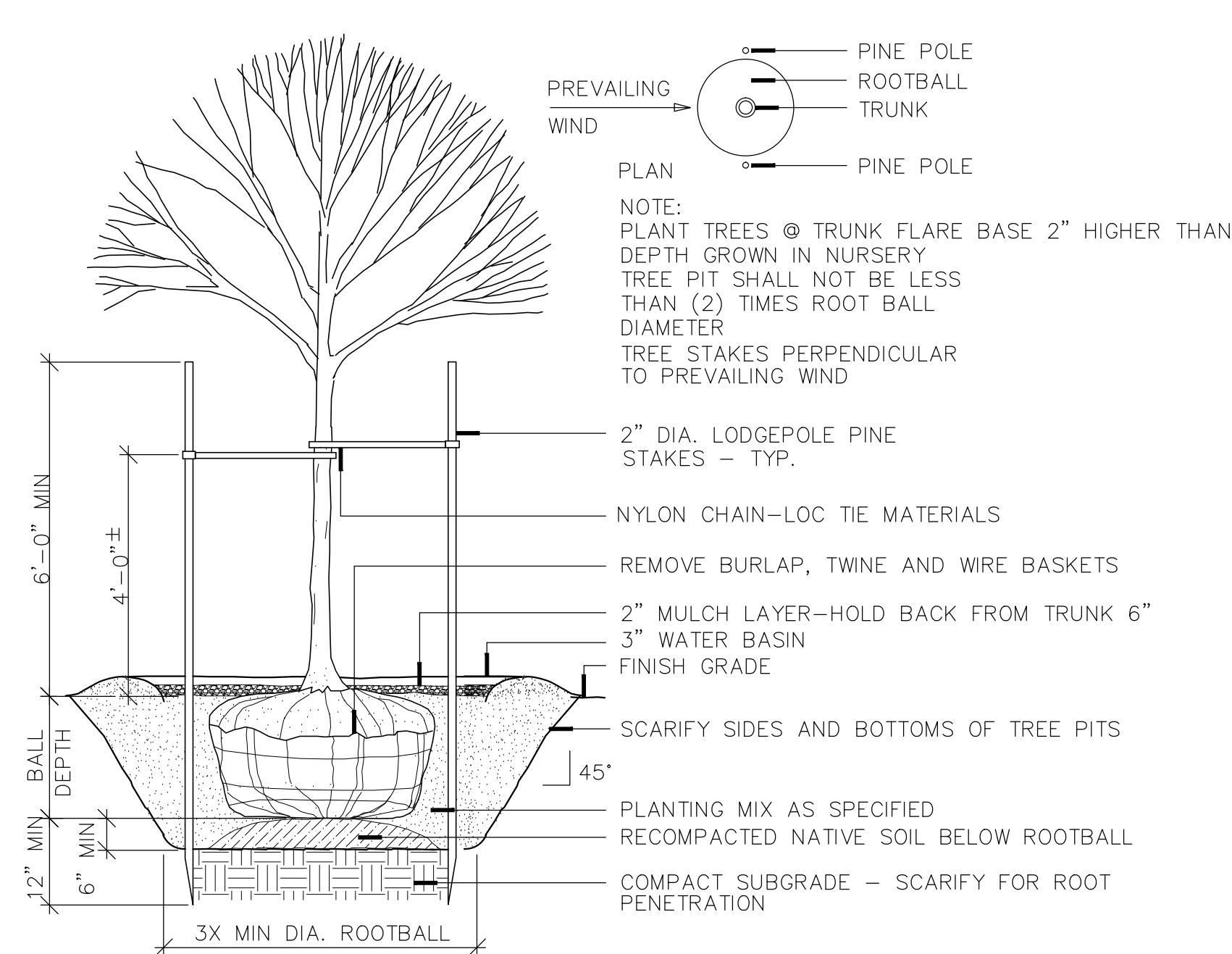




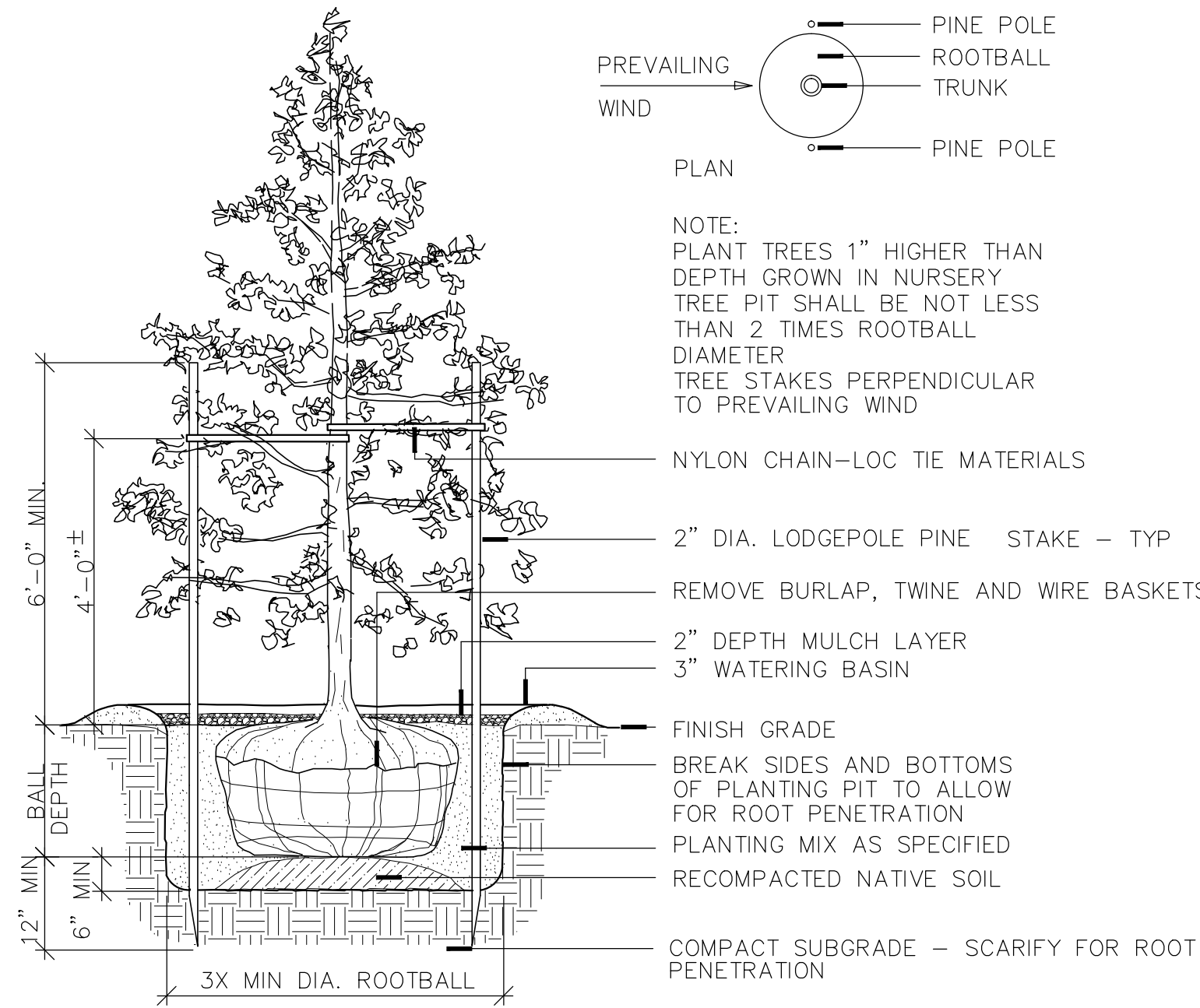
7711 E. Pleasant Valley Road, Cleveland, OH 44131 ph:(216) 573-1000 fax:(216) 573-2270 email:sales@kichler.com web:landscapelighting.com

## L2.0

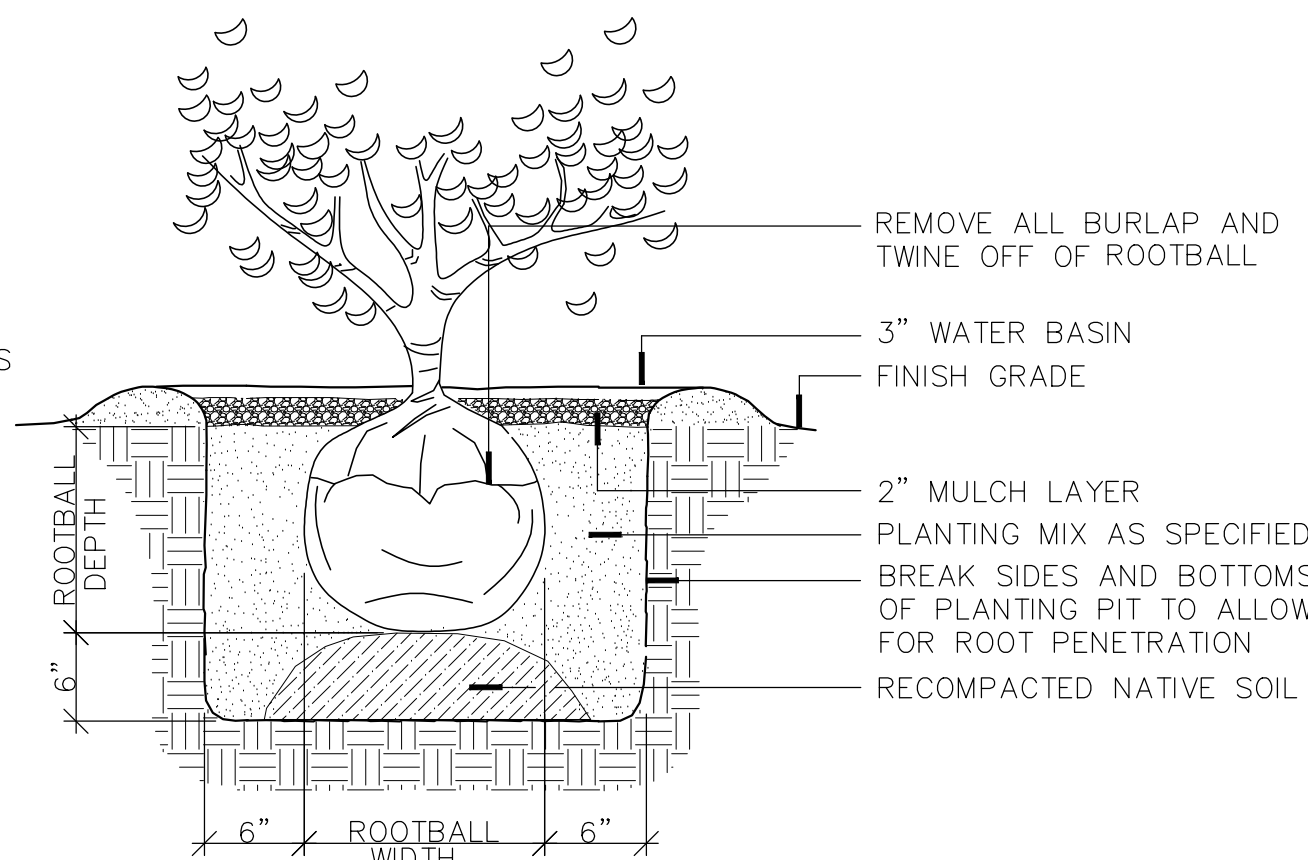




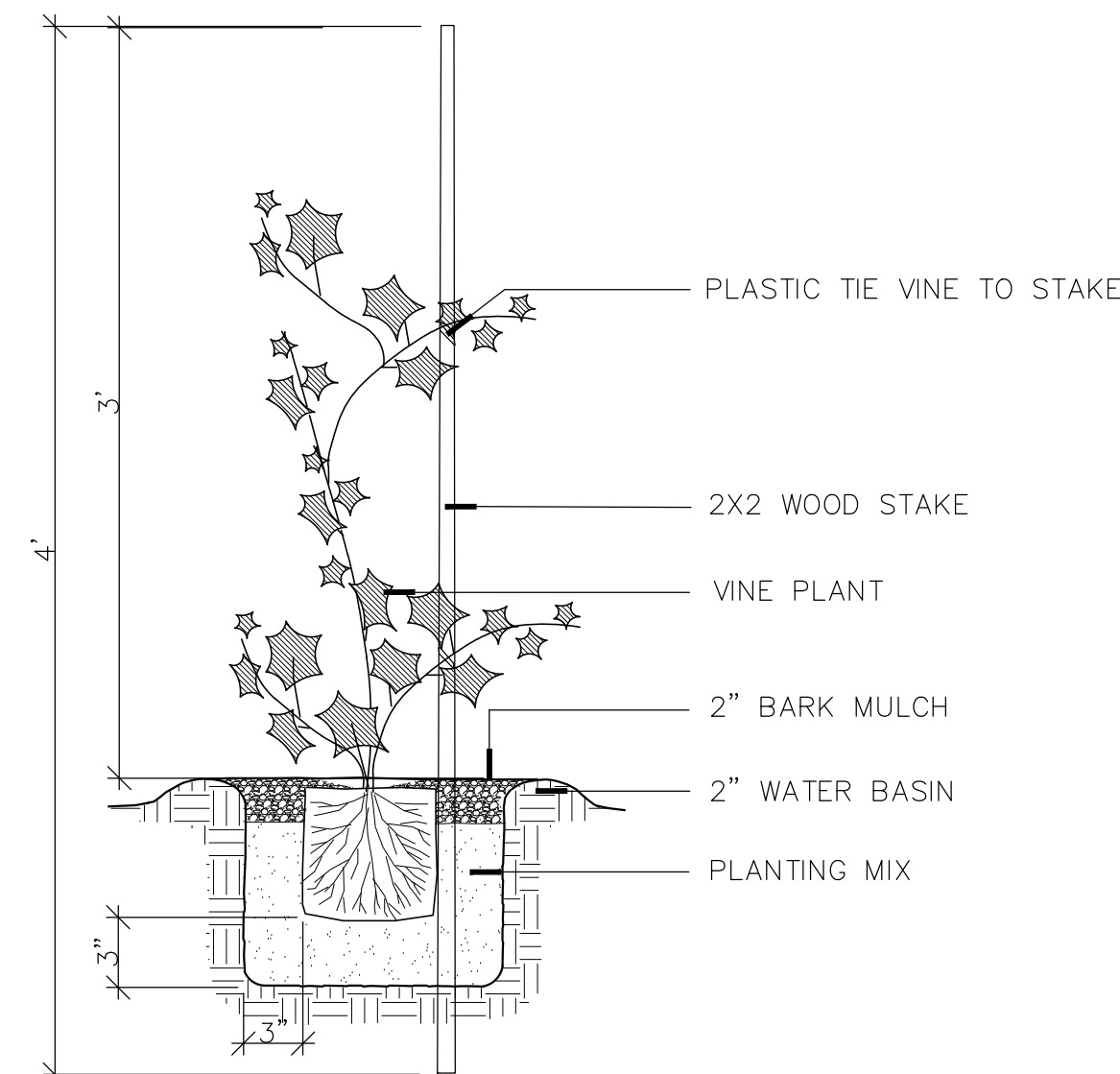
**A** TYPICAL DECIDUOUS TREE PLANTING  
NOT TO SCALE TREE-DECID1



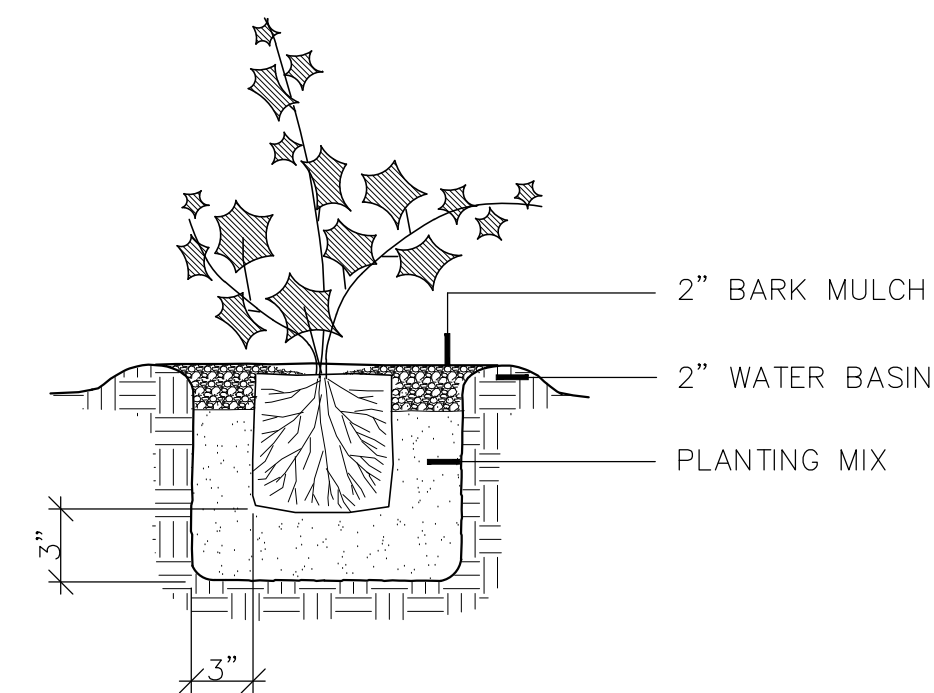
**B** TYPICAL CONIFEROUS TREE PLANTING  
NOT TO SCALE TREE-CON1



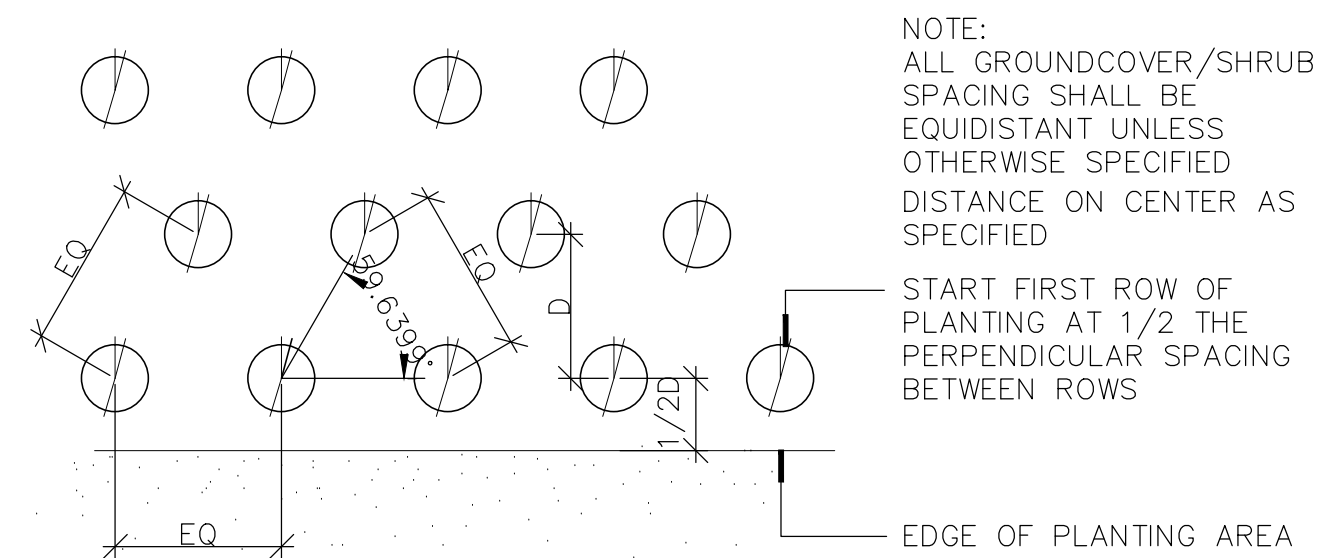
**C** TYPICAL SHRUB PLANTING DETAIL  
NOT TO SCALE SHRUB-1



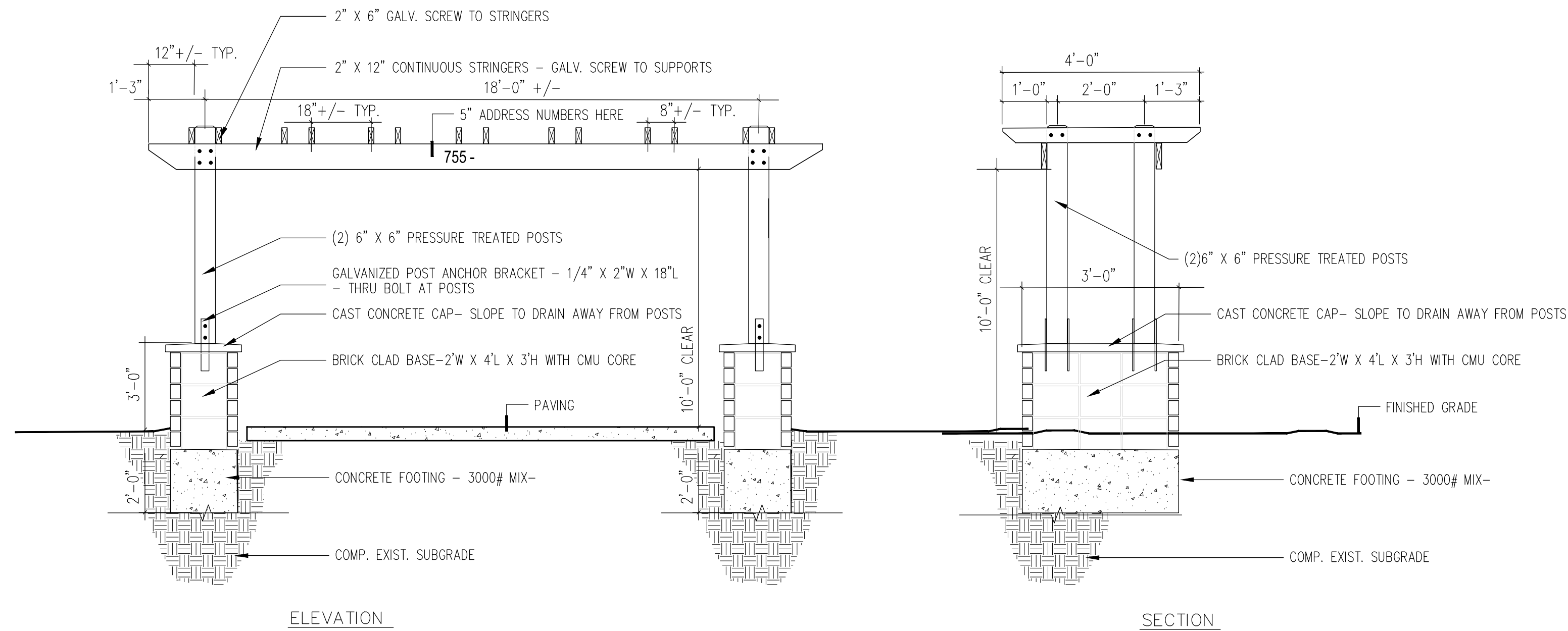
**D** STAKED VINE PLANTING  
NOT TO SCALE VINE



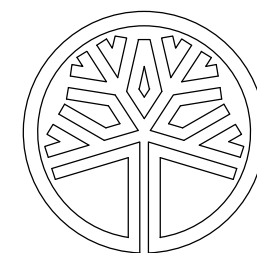
**E** GROUNDCOVER PLANTING  
NOT TO SCALE GRNDCVR1



**F** TRIANGULAR PLANT SPACING  
NOT TO SCALE TRI-SPACE



**G** ENTRY TRELLIS  
NOT TO SCALE





# TOPOGRAPHIC SURVEY

## LEGAL DESCRIPTION

PARCEL B OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT PLN05-00104 AS RECORDED IN VOL. 196 OF SURVEYS, PAGES 222-223, UNDER RECORDING NUMBER 20051215900004. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

## SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE BOUNDARIES AND PROVIDE TOPOGRAPHIC INFORMATION OF THE PARCEL AS DESCRIBED HEREON.
2. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND GS14RTK GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
4. THE LEGAL DESCRIPTION IS PER RECORDS OF KING COUNTY RECORDER'S OFFICE, RECORDING NO. 20181128001362, DATED NOVEMBER 28, 2018.
5. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON DECEMBER 27, 2018 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET ON DECEMBER 27, 2018. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.

## HORIZONTAL DATUM

NAD 1983(2011); PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

## VERTICAL DATUM

NAVD 1988 PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

## REFERENCE SURVEYS

- R1) BOUNDARY LINE ADJUSTMENT, RECORDING NO. 20051215900004  
R2) CONDOMINIUM SURVEY, RECORDING NO. 20051230001330  
R3) CONDOMINIUM SURVEY, RECORDING NO. 199812072209  
R4) RECORD OF SURVEY, RECORDING NO. 20010518900002  
R5) RECORD OF SURVEY, RECORDING NO. 20060131900001  
R6) RECORD OF SURVEY, RECORDING NO. 20030113900001  
R7) REPLAT OF LOTS 3, 7, AND 8, BLOCK 5 OF HERBERT UPPER'S SECOND ADDITION TO ISSAQUAH, RECORDING NO. 20080623000755

RECORDS OF KING COUNTY RECORDER'S OFFICE

## LEGEND

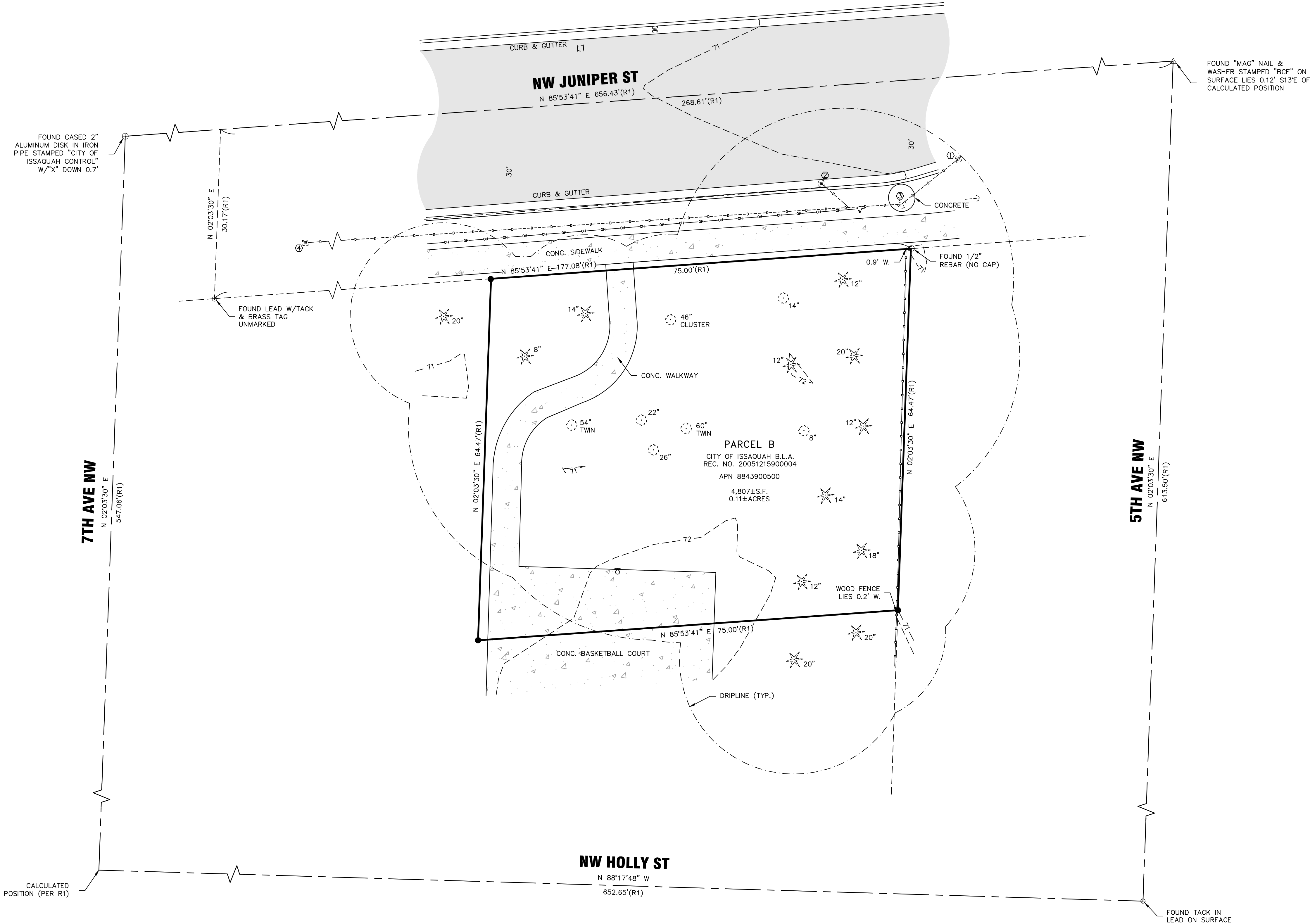
- SET REBAR & CAP EMW LS #44651
- FOUND REBAR (AS SHOWN)
- ⊕ FOUND LEAD & TACK (AS SHOWN)
- ⊙ FOUND LEAD W/TACK & WASHER (AS SHOWN)
- ⊕ FOUND CASED MONUMENT (AS SHOWN)
- △ FOUND "MAG" NAIL (AS SHOWN)
- ⊙ STORM DRAIN MANHOLE
- ⊙ STORM DRAIN CATCH BASIN
- ⊕ GAS VALVE
- ⊙ POWER POLE W/DROP
- GUY ANCHOR
- ⊙ BASKETBALL HOOP
- ⊙ DECIDUOUS TREE
- ⊙ CEDAR TREE
- OVERHEAD POWER LINE
- STORM DRAIN LINE
- WOOD FENCE
- (R) DISTANCE AS REFERENCED

## STORM STRUCTURE TABLE

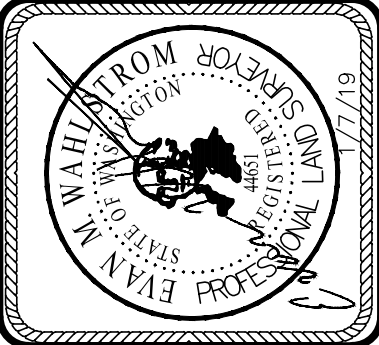
- |   |  |
|---|--|
| ① | CATCH BASIN<br>RIM EL=71.07'<br>(SW) 12" CPP I.E.=68.91'   |
| ② | CATCH BASIN<br>RIM EL=70.87'<br>(S) 12" CMP I.E.=68.82'  |
| ③ | STORM DRAIN MANHOLE<br>RIM EL=71.94'<br>(NE) 12" CPP I.E.=68.14'<br>TOP 18" CMP RISER EL=70.14'<br>12" INLET TO RISER I.E.=68.09'                          |
| ④ | CATCH BASIN<br>(SOLID LID)<br>RIM EL=70.91'<br>(N) 12" CPP I.E.=66.91'<br>(E) 18" CONC. I.E.=66.91'<br>(S) 12" CMP I.E.=66.91'<br>(W) 18" IRON I.E.=66.96' |

NOTE:  
THE EXISTING UTILITIES AS SHOWN  
ARE ONLY APPROXIMATE AND ARE  
BASED ON THE BEST AVAILABLE  
INFORMATION. IT SHALL BE THE  
CONTRACTOR'S RESPONSIBILITY TO  
VERIFY THE SIZE, TYPE, LOCATION,  
AND DEPTH OF ALL EXISTING UTILITIES  
PRIOR TO STARTING CONSTRUCTION,  
AND INFORM THE DESIGN ENGINEER  
OF ANY DISCREPANCIES.

Call Before You Dig  
1-800-424-5555



SHT.	1	OF	1
LOCATED IN SW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 24N, RANGE 6E, W.M., KING COUNTY, WASHINGTON			
FOR: BDR HOLDINGS LLC			
BDRK1-181205			



755 5TH AVE  
ISSAQUAH, WA 98027  
TAX PARCEL NO. 8843900500

informed land survey

PO Box 5137  
Tacoma, WA 98415-0137  
Phone: 253.627.2070  
admin@landsurvey.com  
www.LandSurvey.com

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